

JOSH GREEN, M.D.
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR

Deputy Directors
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO
JAMES KUNANE TOKIOKA

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A LEASE FOR ADMINISTRATIVE PURPOSES
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF
THE U.S. DEPARTMENT OF HOMELAND SECURITY,
TRANSPORTATION SECURITY ADMINISTRATION
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-001: PORTION OF 173

MAUI

APPLICANT:

U.S. General Services Administration on behalf of the U.S. Department of Homeland Security, Transportation Security Administration (GSA/TSA), whose mailing address is 333 W. Broadway, Suite 1001, San Diego, California 92101.

LEGAL REFERENCE:

Section 171-59 (b), and other applicable sections of Chapter 171, Hawaii Revised Statutes (HRS), as amended.

LOCATION AND TAX MAP KEY:

Portion of Kahului Airport (OGG), Kahului, Island of Maui, identified by Tax Map Key: 2nd Division, 3-8-001: Portion of 173.

AREAS:

Building/Room No. 340-126, containing an area of approximately 474 square feet,
Building/Room No. 342-123, containing an area of approximately 432 square feet, and
Building/Room No. 342-203, containing an area of approximately 1,183 square feet, as shown, and delineated on the attached maps labeled Exhibits A, B and C respectively.

ITEM M-10

BLNR – ISSUANCE OF A LEASE FOR ADMINISTRATIVE PURPOSES
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF THE U.S. DEPARTMENT
OF HOMELAND SECURITY, TRANSPORTATION SECURITY ADMINISTRATION
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ZONING:

State Land Use District:	Urban
County of Maui	Airport

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Non-Ceded
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 2427, dated February 12, 1969, setting aside 1,268.938 acres designated as Kahului Airport to be under the control and management of the State of Hawaii, Department of Transportation for public purposes.

CHARACTER OF USE:

GSA/TSA will use the spaces for administrative offices and a briefing/breakroom to support the Transportation Security Administration's (TSA) operation at OGG.

TERM OF LEASE:

Five (5) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

ANNUAL RENTAL:

\$86,233.92 per annum (\$66,430.20, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide, plus \$9,776.52 for utilities, \$6,267.00 for air conditioning and \$3,760.20 for maintenance).

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division, has determined that the subject land area and use is covered by the Kahului Airport Terminal Complex Expansion Negative Declaration, published by the Environmental Quality Commission (EQC) in the September 8, 1981, issue of the EQC Bulletin. Accordingly, all relevant mitigation from the Negative Declaration and best management practices will be implemented to address the minimum impacts of this action.

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REMARKS:

In accordance with Sections 171-59 (b), and other applicable sections of Chapter 171 HRS, as amended, relating generally to Management and Disposition of Public Lands, and relating specifically to the Disposition by Negotiation, the Department of Transportation proposes to issue a directly negotiated lease to GSA/TSA for administrative offices and a briefing/breakroom to support TSA operations at OGG.

RECOMMENDATION:

That the Board authorize the DOT to issue a directly negotiated lease to GSA/TSA, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

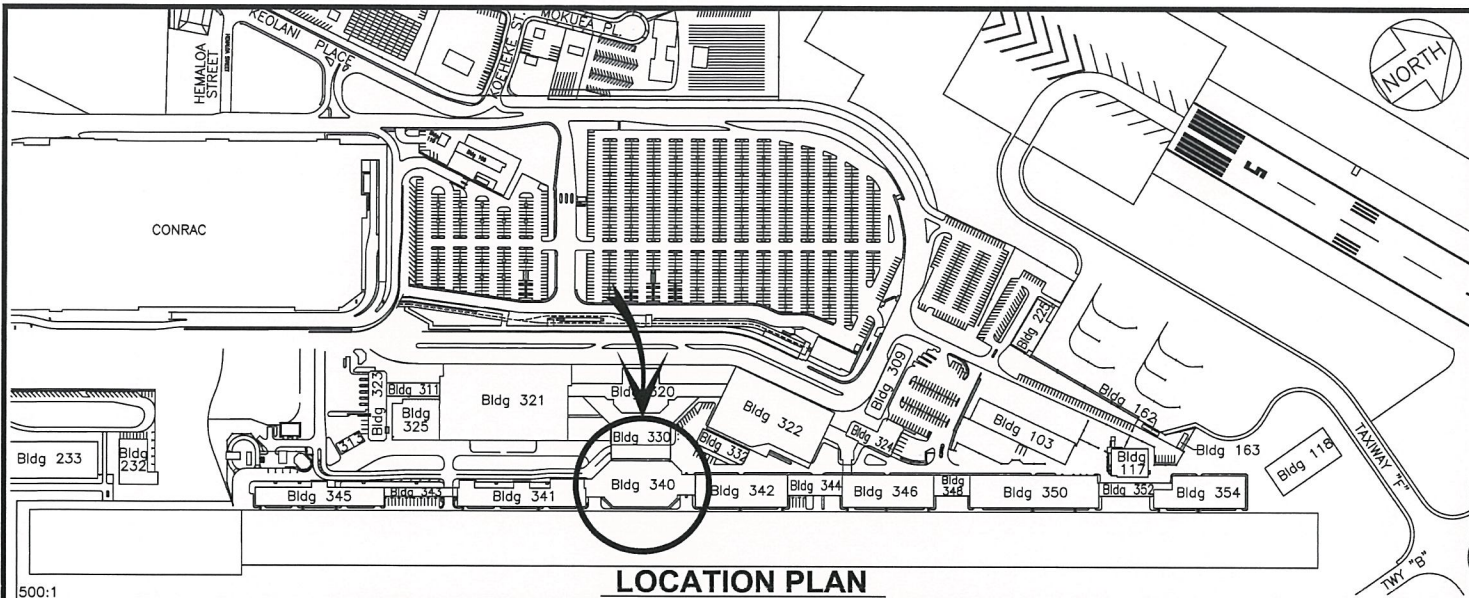


EDWIN H. SNIFFEN
Director of Transportation

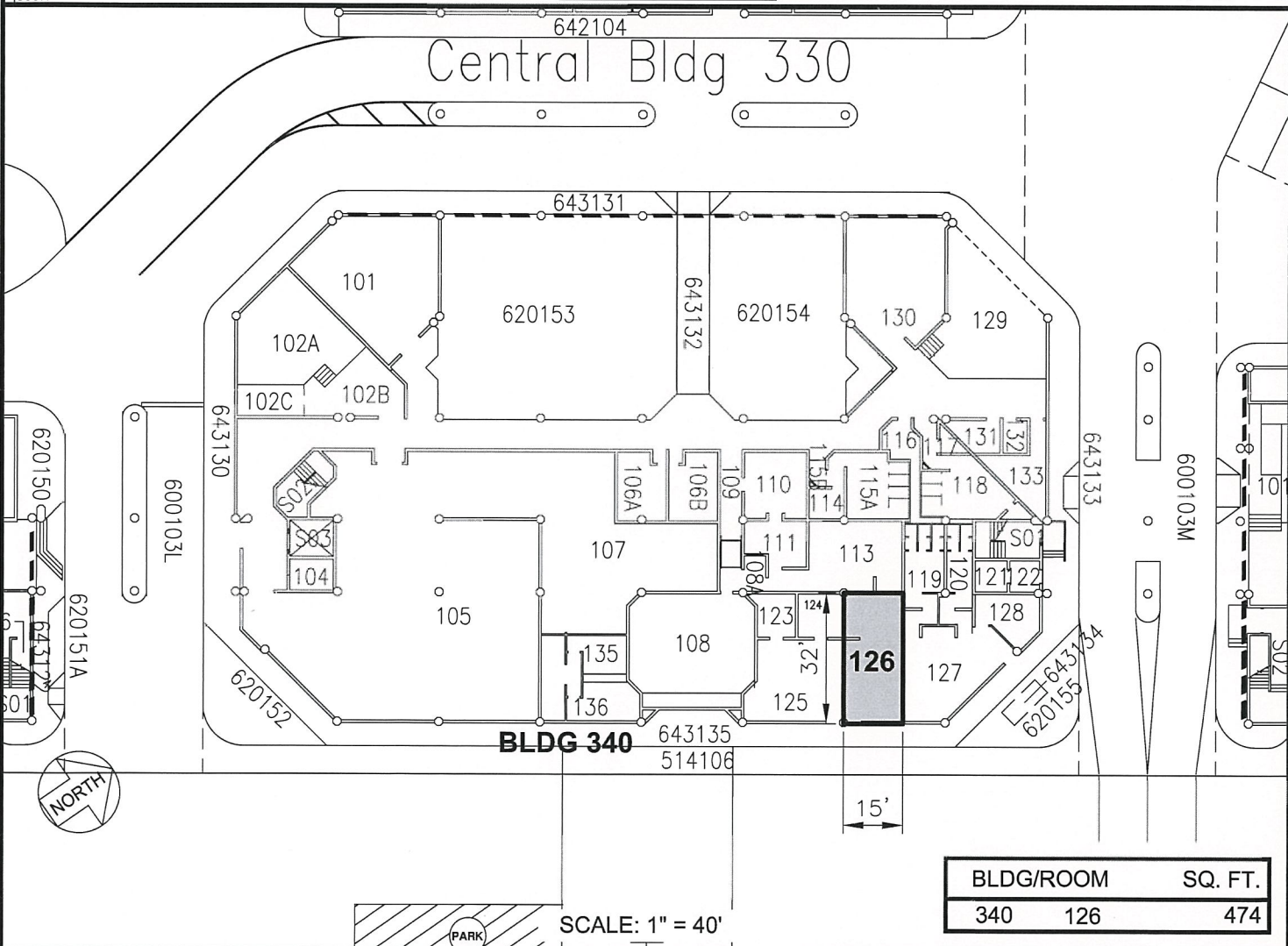
APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources



LOCATION PLAN



DATE : OCTOBER 2022

EXHIBIT: **A**

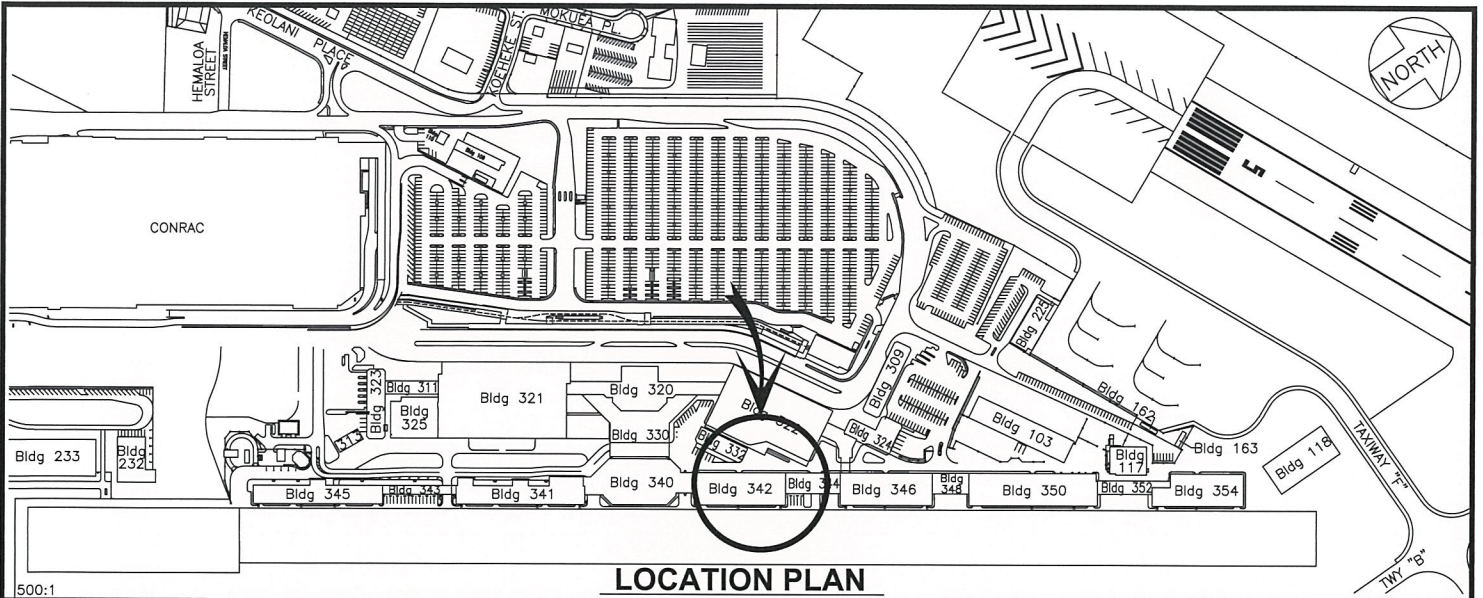


**US GENERAL SERVICES
ADMIN / TSA**

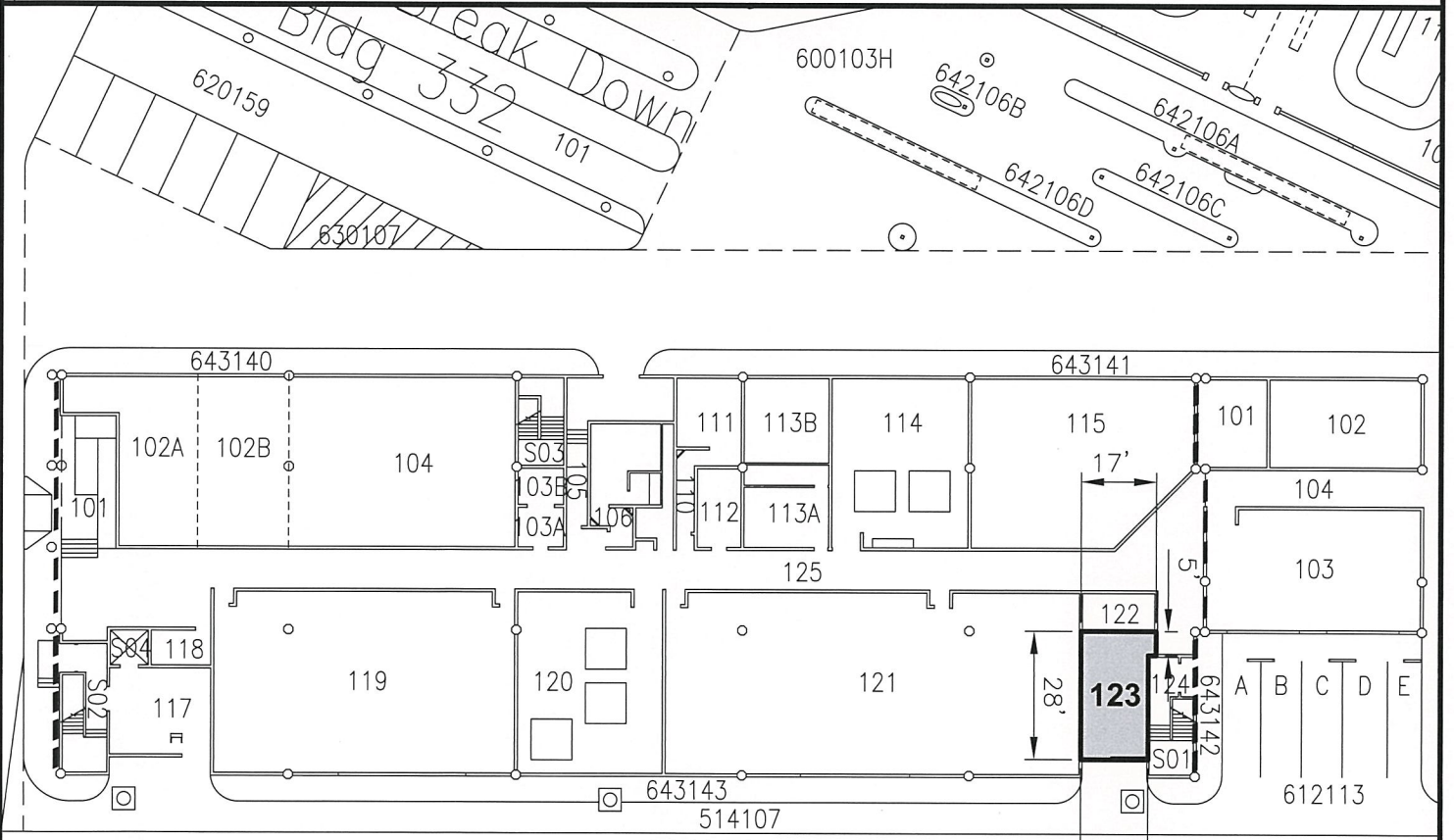
**BLDG 340
CENTRAL BUILDING
GROUND LEVEL**

**340126
PLAT A1**

KAHULUI AIRPORT



LOCATION PLAN



BLDG 342

BLDG/ROOM	SQ. FT.
342 123	432

SCALE: 1" = 60'

DATE : OCTOBER 2022

EXHIBIT: **B**



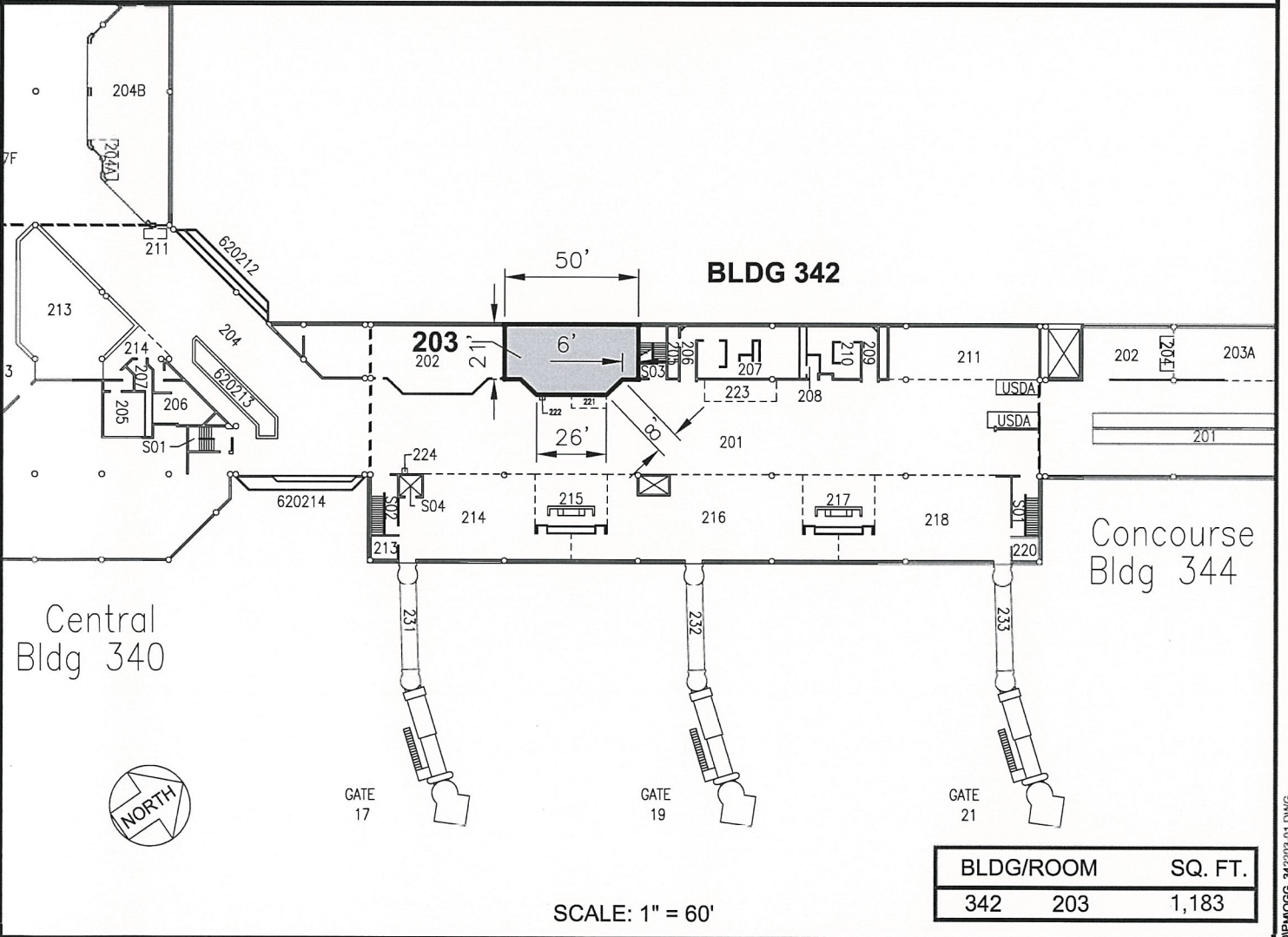
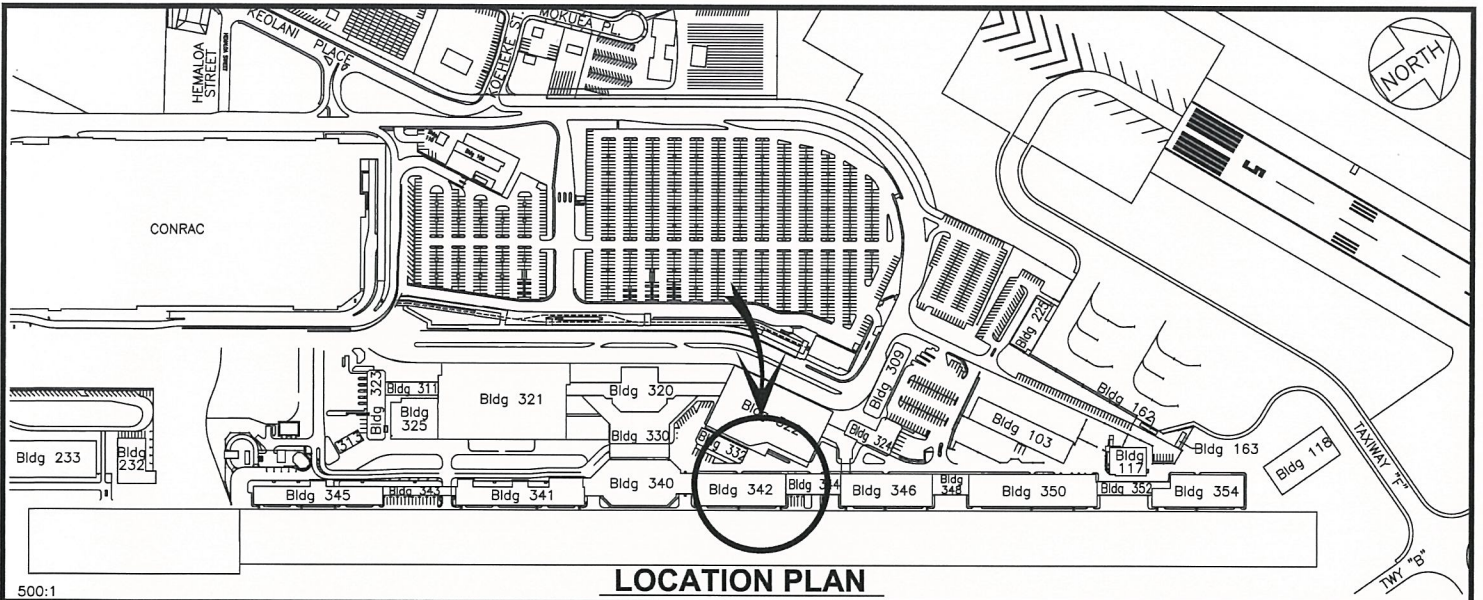
US GENERAL SERVICES
ADMIN / TSA

BLDG 342
HOLDING ROOMS C
GROUND LEVEL

342123
PLAT A1

KAHULUI AIRPORT

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	US GENERAL SERVICES ADMIN / TSA	BLDG 342 HOLDING ROOMS C SECOND LEVEL	342203 PLAT A2
	DATE : OCTOBER 2022		EXHIBIT: C

KAHULUI AIRPORT

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